

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES**

Date: March 3, 2016

Meeting #222

Project: UMMS– Midtown Outpatient Center

Phase: Schematic

Location: Midtown District

PRESENTATION:

Art Hilsenrad of the University of Maryland Medical Center (UMMS), introduced the project, indicating that it replaces a previously pursued project elsewhere on the larger site. He reiterated that the complex (previously Maryland General Hospital) is planned more as a community health center than a regionally oriented hospital. Architect Chuck Goodman of CRGoodman Associates described the programmatic parameters of the new building planned to accommodate both the 114,000 s.f. outpatient center as well as a 240 space expansion of the adjacent Madison Street parking garage. The proposed ten story (plus basement) building, located on a predominantly square site bounded by the existing garage to the south, Academy Way (a private street) to the north, Eutaw Street to the west has its main entrance facing Linden Avenue to the east. Although not specifically proposed at this time, a future pedestrian bridge across Linden was discussed briefly with no final resolution. Several massing and fenestration studies (five actually –dubbed A thru E) were presented for Panel input and comment.

Comments from the Panel:

The Panel complimented the Architect for sharing the early alternative approaches through the massing and fenestration studies and felt that it presented clear design options. It was felt that the project as presented was a good beginning and the design and client team was encouraged to continue to clarify and develop aspects of the proposal through continued study and resolution as follows:

1. **The massing/Fenestration Studies** – All Panelists agreed that the “boxy” overall massing and the “equal layered” aspect of the garage and patient require significant additional study. Alternative “E”, with the more vertical emphasis seemed to best address the formal organizational challenges of the façade while diminishing and effectively screening the garage component and unifying the overall composition. More relief in the façade was recommended to reduce its overall “flatness”, perhaps through giving more emphasis by deeper insertions at the corner transitions elements. There remain some support that the corners could become “lighter” and more transparent, particularly at Linden Street/Academy Way. The wrapping of the corner entrance canopy was well received.
2. **Eutaw Street/Church Relationship**- the scale and streetscape relationship with Mount Calvary Church as well as lighting, landscape and fenestration along Eutaw Street should be addressed in future presentations.
3. **Linden Avenue Streetscape and Garage Façade treatment** – Study ways to soften and enhance the treatment of the existing parking garage façade at the termination of Linden Avenue. Reconsider the small awkward landscape bump-outs on the opposite side of Linden and the general design of the street ‘carpet’ at the campus building entrances.

Panel Action: Recommend approval of Schematics with above comments to be addressed.

Attending:

Art Hilsenrad, Patrick Devereux – University of Maryland Medical Center
Chuck Goodman, Juan Cardenas, Dave Peabody - CRGoodman Associates
Claire Fishman – CEI Engineering

Jon Laria, Alyssa Domzal - Ballard Spahr
Adam Bednar – The Daily Record
Will Dorfman - DPoB

Mssrs. Bowden*, Burns, and Ms. Illeva - UDARP Panel

Tom Stosur, Anthony Cataldo, Christina Hartsfield –Planning Dept